

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

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| Property Address: | 3111 Macomb Street, NW | Agenda |
| Landmark/District: | Cleveland Park Historic District | X Consent Calendar |
| Meeting Date: | July 26, 2012 | X Concept Review |
| H.P.A. Number: | 12-507 | X Alteration |
| Staff Reviewer: | Anne Brockett | New Construction |

Adam McGraw of McGraw Bagnoli Architects, representing owners Wendy Rudolph and Graeme Bush, seeks conceptual design review of a porch addition on the front of this Cleveland Park house. The house is one of seven Colonial Revival dwellings in a row designed in 1919 by George Santmeyers for Cleveland Park developer Harry Kite.

Proposal

The proposal would replace a rear two-story addition with a one-story-plus-basement addition and a rear deck. The new construction would project 16 feet into the rear yard, approximately 2 feet less than the current addition. It would be set in on each side from the side walls of the original block of the house. Projecting bays would adorn the second floor of the rear. The deck would extend behind the screened side porch and cover the existing parking pad.

Evaluation

The addition meets the principles that the Board has typically applied for rear additions in Cleveland Park: it is lower in height than the original house, set in from the side walls, and compatible in massing and materials. In all respects, this proposal meets those provisions and is compatible with the house and the historic district. It also removes a non-historic rear second story porch and restores the cornice line. On the east side, the work will restore the original rear corner of the house, where it has been obscured by the current addition, built in the same plane as the side wall.

Although the deck will be minimally visible from the street over the driveway, it will be designed in an aesthetic that is compatible with front porches, using painted wood rails, balusters and corner posts.

Recommendation

The HPO recommends that the Board find the proposal consistent with the preservation act, and delegate permit approval to the HPO.